



PROPOSED GROUND FLOOR PLAN. SCALE 1:50
FINAL KITCHEN LAYOUT TO BE CONFIRMED BY THE CLIENT.

- SA FIRE DETECTION AND ALARM SYSTEM.**
REFER TO DRAWING FOR PROPOSED POSITIONS.
- HD** Fire detection and alarm system in accordance with the relevant recommendations of BS5839-6:2004 to at least a Grade D Category LD3 standard.
The smoke(SA) and heat (HD) alarms should conform to BS5446-1:2000 or BS5446-2:2003 respectively. Smoke alarms/Heat Detectors to be installed at ceiling level where indicated on plan. Alarms to be interconnected with a power supply derived from the dwellings mains electricity supply comprising a single independent circuit at the main distribution board (consumer unit). System to have a battery back up power supply. FINAL POSITIONS TO BE CONFIRMED ON SITE.

1. General Drainage Note.

EXISTING DRAINAGE DETAILS, INVERTS LEVELS ETC. TO BE CONFIRMED ON SITE AFTER EXPOSURE.
ALL DRAINAGE WORKS TO BE CONFIRMED/AGREED IN STRICT COOPERATION WITH THE RELEVANT 'WATER AUTHORITY' PRIOR TO THE COMMENCEMENT OF WORK ON SITE. ALL INFORMATION/APPLICATIONS TO BE SUBMITTED TO THE RELEVANT AUTHORITY BY THE MAIN CONTRACTOR.

2. Kitchen Foul Drainage.

Sink/Dishwasher to have 40dia trapped waste, 75dp seal into existing drainage system via ground socket (GS) on existing SVP drain run. New IC to be built on existing drain run. DETAILS TO BE CONFIRMED ON SITE.

3. SW Drainage.

New 75dia pvc rwp's into trapped access gully into existing drainage system. DETAILS TO BE CONFIRMED ON SITE.

4. Existing/New SVP.

Existing SVP to be locally repositioned and connected to existing drainage system (combined) via New IC. Provide new rodding access/hatch. All work to be external only.

5. New Drains.

To be min 100dia (or to match extg system) laid to max 1in40 falls to connections. External drains surrounded in pea gravel (min 300mm above crown of pipe) Drains below ground bearing slab to be encased in min 100 concrete where crown of pipe is less than 300mm below slab soffit. Drains within Vehicular trafficked areas to be encased in concrete where crown of pipe is less than 900mm below finished ground level. Drains within Pedestrianised areas to be encased in concrete where crown of pipe is less than 600mm below finished ground level.

6. New Manholes. (where required)

Constructed in 225 semi-eng brickwork on 150thk mass conc base.
Manhole Covers: Minimum B125 Type Cover and Frame.

7. New Inspection Chambers. (where required)

IC DENOTES STANDARD INSPECTION CHAMBER
SIC DENOTES SMALL NON-ENTRY INSPECTION CHAMBER
To be proprietary polypropylene type.
Manhole Covers: Minimum B125 Cover and frame.

8. Drains Through Wall/Foundations.

To be sleeved to give 50mm space all around the pipe and opening masked with rigid sheet material each side. Top of foundations notched to accommodate drains or drains to pass through middle third of foundation if required. SEE TYPICAL SECTION.

NOTE.
IT IS THE BUILDING OWNERS DUTY TO CONSULT ALL ADJOINING PROPERTY OWNERS WITH REGARDS TO THE 'PARTY WALL ACT' 1996 AND WHERE NECESSARY SEEK PROFESSIONAL ADVICE FROM A REPUTABLE PARTY WALL SPECIALIST.
ALL DIMENSIONS TO BE CHECKED/VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO AND DURING ALL WORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF EXISTING SURROUNDING STRUCTURES DURING ALL WORKS. ALL WORKMANSHIP IS TO BE CARRIED OUT IN ACCORDANCE WITH REGULATION 7 OF THE LATEST BUILDING REGULATIONS.
CONTRACTOR IS TO CHECK WIDTH AND CONSTRUCTION TYPE OF EXISTING WALLS PRIOR TO ORDERING SUPPORTING MEMBERS.

Client/Project:
Mr A. COOKE
4 ASHVILLE ROAD, BRISTOL, BS3 2AP
PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION
Detail:
PROPOSED GROUND FLOOR PLAN

Scale@A3: AS NOTED	Date: FEB 2021	Drawing Status: BUILDING REGULATIONS	
Project No: 20-KDS-046		Drg No: BR07	Rev: -

16 WRAXALL GROVE
BEDMINSTER DOWN
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